



## NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: February 21, 2024  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**  
**29844 HAUN ROAD MENIFEE, CA 92586**

**A PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

### **Project Title:**

Appeal (PLN23-0249) of Planning Commission Decision of the Motte Business Center Project (Tentative Parcel Map No. 38432 and Plot Plan No. PLN22-0115)

### **Project Location:**

The project site is generally located southeast of Interstate 215/Ethanac Road interchange in the City of Menifee, County of Riverside, State of California, at APN Nos. 331-150-036, -037, -039, -040, -041, -042, -044, and -045.

### **General Plan Land Use and Zoning:**

Specific Plan  
Menifee North Specific Plan; Planning Area 2  
(Industrial)

### **The City Council will consider the following project at a public hearing:**

On December 13, 2023, the Planning Commission held a duly noticed public hearing and voted 4-1 to approve Tentative Parcel Map No. 38432 and Plot Plan No. PLN22-0115 along with the related environmental analysis. On December 22, 2023, the City received an application from the City of Perris to appeal the Planning Commission decision.

**Tentative Parcel Map (TPM) No. 38432 (PLN22-0114)** proposes to combine eight parcels (Assessor Parcel Numbers (APNs): 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045) into one parcel for a total of 46.33 gross acres and 43.94 net-acres.

**Plot Plan No. PLN22-0115** proposes to construct one concrete tilt-up building totaling 1,138,638 square feet which includes 10,000 square feet of office, 928,638 square feet of ground floor warehouse and 200,000 square feet of mezzanine space on an approximately 43.94 net-acre project site. The building proposes a structural height of approximately 50 feet and includes 616 automobile and 284 truck trailer parking spaces.

**Environmental Information:** Additional environmental review of the appealed Project is not required. The Planning Commission adopted Resolution No. PC23-611 which was prepared for the Project (State Clearinghouse No. 2022120083), and mitigations measures were provided. The EIR determined the Project could result in significant and unavoidable impacts under the category of Greenhouse Gas Emissions based on the analysis and findings in the Draft EIR and required adoption of a Statement of Overriding Considerations. Following the Project's approval, a Notice of Determination was filed with the Riverside County Clerk's Office on December 14, 2023. The EIR can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.



**Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the City Council, and the City Council will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.**

**If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.**

For further information regarding this project, please contact Brett Hamilton, at (951) 723-3747 or e-mail [bhamilton@cityofmenifee.us](mailto:bhamilton@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Brett Hamilton, Senior Planner  
29844 Haun Road  
Menifee, CA 92586